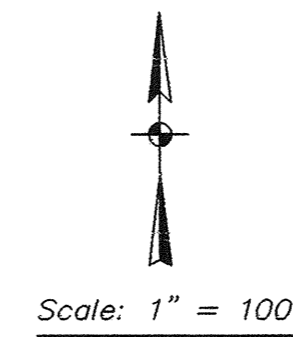
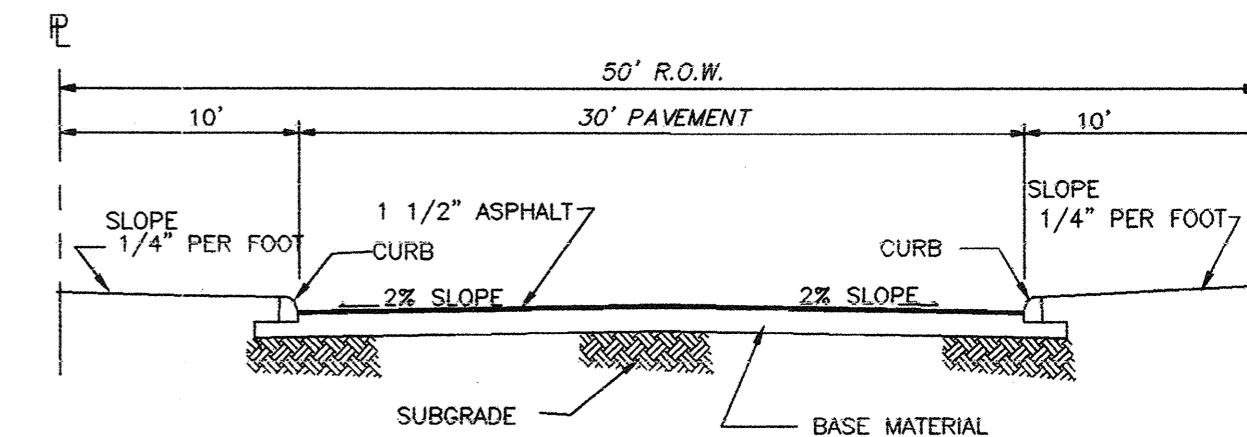
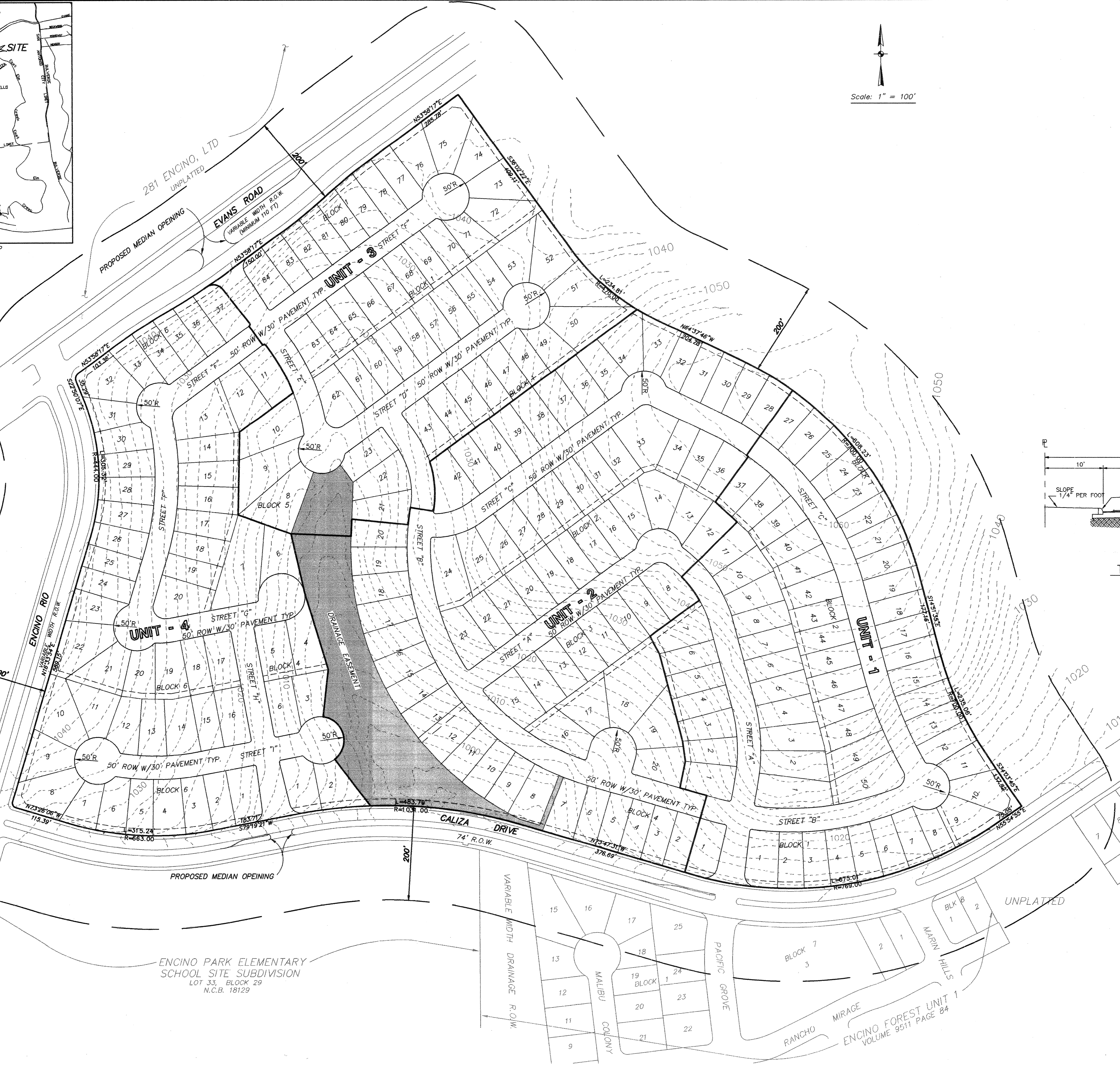


LOCATION MAP



Scale: 1" = 100'



TYPICAL STREET SECTION

RECEIVED  
99 MAY -7 PM 2:40  
CITY OF SAN ANTONIO  
PLANNING AND DEVELOPMENT  
SERVICES DIVISION

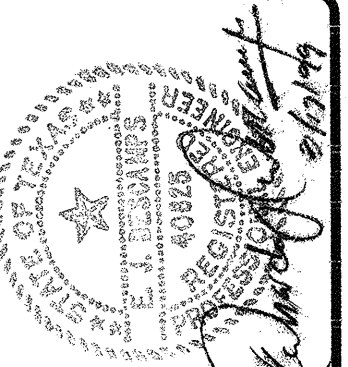
Density and Open Space Ratios  
Base Zoning District = (P-1, R-1)  
Maximum Density Allowed = 8 units per acre  
Proposed Density = 4.60 units per acre  
Gross Site Area = 50.88 Ac = 2,216,351 SF  
Required Open Space = 35% x 2,216,351 = 775,723 SF  
Occupied Space = 1,440,628 SF  
Street R.O.W. = 436,751 SF  
Driveways:  
Residential Lot = 18 x 20 x 235 = 84,600 SF  
Parking = N/A  
Mechanical Equipment = N/A  
Outdoor Storage Areas = N/A  
House Slabs:  
Residential Lot = 235 X 2500 = 587,500 SF  
Open Space = 1,095,719 SF  
Common Open Space (Drainage Easements) = 99,357 SF  
Private Open Space = (Lots Area) - (House Slabs + Driveways)  
1,680,243 - (585,500 + 84,600) = 996,362 SF  
Proposed Open Space Ratio = 1,095,719 / 2,216,351 = 0.4934 = 49.34%

APPROVED  
PLANNED UNIT DEVELOPMENT

Planning Commission  
City of San Antonio

Chairman: *[Signature]* 5/26/99  
Secretary: *[Signature]* 5/26/99

- NOTES:
- This development is 50.88 acres and is comprised of 235 single family residential lots.
  - Developer: Cannell-Barron, Inc.  
P.O. Box 6862  
San Antonio, Texas 78209
  - All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
  - All streets are Public Right-of-Ways.

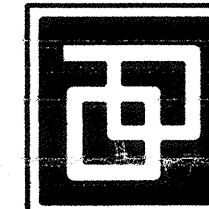


REVISIONS

3/16/99 Revised as per SAMS & C&A Comments

1919 OAKWELL FARMS ROW,  
SUITE 130  
SAN ANTONIO, TX 78218  
TEL: (210) 828-3620  
FAX: (210) 828-3599

OVERBY  
DESCAMPS  
ENGINEERS



Preliminary PUD Plan and  
Preliminary Overall Area Development Plan (POADP)  
Encino / Caliza, P.U.D. (50.88 Acre Tract)

99-014

PROJECT NO. 0262.00  
DATE 02/22/99  
DRAWN RG CHECKED RT  
SHEET 1 OF 1

# 99-014